



**Planning Commission
Minutes of the January 19, 2017 Regular Meeting**

The meeting was called to order by Planning Commission Vice Chairman Wesson at 5:30 p.m.

ATTENDEES

PLANNING COMMISSION MEMBERS

Planning Commission Vice-Chair

Troy Wesson, CAPZO	Present
--------------------	---------

City Council Member

John Seifert	Present
--------------	---------

Michael Potter, CAPZO	Present
-----------------------	---------

Cynthia McCollum, CAPZO	Present (Arrived @ 5:35)
-------------------------	--------------------------

Steve Ryder, CAPZO	Present
--------------------	---------

Cameron Grounds, CAPZO	Present
------------------------	---------

Lewie L. Bates, CAPZO	Present
-----------------------	---------

Stephen Brooks, CAPZO	Present
-----------------------	---------

Tim Cowles, CAPZO	Present
-------------------	---------

PLANNING STAFF PRESENT

Gary Chynoweth P.E., Director of Engineering; Mary Beth Broeren, Director of Planning and Economic Development; Johnny Blizzard, Senior Planner; Ross Ivey, Assistant Planner; Megan Zingarelli, Assistant Attorney

REGISTERED PUBLIC ATTENDEES

Majid Babai, Andrew D. Shay, Tiffany Thompson, Evelyn Zuhse, Daniel Zuhse, Wes Kendall, Steve Smith, Troy Halliburton, Shatecca Fellows, James Rodgers, Christopher R. Seay, Karen Deszine, Jason Phillips

ACCEPTANCE OF THE AGENDA

It was determined that the Madison Utilities Location, Character, Extent agenda item shall be a public hearing.

ELECTION OF OFFICERS

Mr. Wesson opened the floor for nominations for Planning Commission Chairman.

Motion: Mr. Potter moved to nominate Mr. Wesson as Chairman. Mr. Bates seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:

Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	---- (Not present)
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

Chairman Wesson opened the floor for nominations for Planning Commission Vice-Chairman.

Motion: Mr. Bates moved to nominate Mr. Brooks as Planning Commission Vice-Chairman. Mr. Cowles seconded the motion and with no further nominations from the Board the vote was as follows:

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	---- (Not present)
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Abstain
Tim Cowles	Aye
Motion Carried	

APPROVAL OF THE MINUTES

Mr. Ryder moved to approve the minutes of the December 15, 2016 Regular Meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	---- (Not present)
Steven Ryder	Aye
Cameron Grounds	Abstain
Lewie Bates	Aye

Stephen Brooks
Tim Cowles
Motion Carried

Aye
Aye

OLD BUSINESS

There was no Old Business to discuss.

PUBLIC COMMENTS

Steve Smith, 110 Jackies Terrace, discussed the Sycamore Row project that was on the agenda and expressed concerns regarding the 5' landscape buffer and 8' privacy substitution. He also noted that some of the neighboring properties who received the substitution are not maintaining their landscaping and he wants to make sure that the rule is properly enforced.

Andrew Shea, Postmaster for the City of Madison, introduced himself to the Planning Commission and stated that he hopes to work along with the Planning Commission and Staff with future projects and developments. He also answered comments and questions regarding the City of Madison zip code.

PUBLIC HEARINGS

Location, Character, Extent

Madison Utilities 2017 Projects

Applicant: Madison Utilities

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Planning Commission that Madison Utilities is proposing six capital improvement projects that require Location, Character, Extent approval. The projects include:

1. Brentwood Land Water Main Extension – Installation of approximately 1,200 linear feet of eight-inch pipe to serve the eastern portion of Brentwood Lane and the southern portion of Lewter Drive. The project is to take place in the first quarter of 2017.
2. Burgreen Collector, Phase 2 – Installation of 6,156 feet of pipe and 28 manholes for a new gravity flow sanitary sewer main from Morris Drive northeast to Burgreen Road, which will result in the removal of the Burgreen Lift Station, and an extension of the sanitary sewer main to Huntsville-Browns Ferry Road. The project is to take place in the first and second quarter of 2017.
3. FY 17 Clay Rehab – Replacement of clay lines and manholes south of Old Madison Pike and east of Hughes Road. The project will consist of 6,800 linear feet of eight inch pipe and 26 new manholes. The project will take place in the first and second quarter of 2017.
4. Rainbow Subdivision, Phase 1 – Installation of a new sanitary sewer gravity line for residences on Wallace Circle and several businesses located on U.S. Highway 72. The project will consist of

1,100 linear feet of 10 inch pipe and five new manholes. The project is to take place in the first and second quarter of 2017.

5. Oxford Trunk Line – Installation of 6,340 linear feet of 12 inch pipe and 25 manholes for a new gravity flow sanitary sewer line from Oxford Subdivision to a new South Limestone County Lift Station (Project #6). This project is to take place in the first and second quarter of 2017.
6. South Limestone County Lift Station – Construction of a new lift station south of Norfolk Southern Railroad and force main from Stonebrook Subdivision to the new lift station. The project will include 5,500 linear feet of 12 inch pipe for the force main, a wet well, pumps, backup pump and associated devices. The construction of projects #5 and #6 will allow the removal of the Oxford Lift Station. This project is to take place in the first and second quarter of 2017.

Mr. Blizzard concluded that staff recommends Location, Character, Extent approval of Madison Utilities 2017 projects.

Public Comments:

There were no comments from the public.

Commission Comments:

Chairman Wesson asked if the roads would be repaved after the installation of the pipes. Mr. Blizzard answered yes, the roads would be repaved.

Mr. Potter asked if the Oxford project would result in the property remaining in the wetlands. Mr. Chynoweth answered yes, the project would not affect the drainage in the area.

Motion:

Mr. Cowles motioned to approve Madison Utilities 2017 Projects for Location, Character, Extent. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

Subdivision Plats

Hughes Road, Phase 2

Certified Plat for 3 lots and one street right-of-way

Location: North of Browns Ferry Road and west of Plaza Boulevard
Applicant/Owner: Hughes Developers, Inc.

Applicant Comments:

There were no comments from the applicant.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located north of Browns Ferry Road and west of Plaza Boulevard. The proposed plat is part of a collaborative effort between Hughes Developers, Inc., Madison County, and the City of Madison. The certified plat would create an additional commercial lot and reflects a new street segment. The applicant has conveyed 6,159 feet of Lot 3 to Madison County, which will be consolidated into Lot 3A. In return, Madison County extended Coefer Boulevard to Plaza Boulevard. The applicant has deeded the Coefer Boulevard extension to the City of Madison and the City Council has accepted it into the City's maintenance program. Lots 3B and 3C will be available for commercial development.

Mr. Blizzard concluded that staff recommends approval of the certified plat because it meets all applicable regulations. The extension of Coefer Boulevard to Plaza Boulevard will create a new corridor from Wall-Triana Highway to Plaza Boulevard that will provide easy access to the undeveloped lots fronting Plaza Boulevard, and the anticipated increase in traffic counts will improve potential for commercial development. The Landers Road extension ties into Coefer Boulevard, which will provide a transportation link from Mill Road to Plaza Boulevard via Coefer Boulevard. The Coefer Boulevard extension along with the Landers Road extension will create an alternative route other than using Wall-Triana Highway, Browns Ferry Road, or Hughes Road decreasing some of the congestion on these Streets. Staff recommends approval with the contingencies noted in the staff report.

Public Comments:

There were no comments from the public.

Commission Comments:

There were no comments from the Commission.

Motion:

Mr. Ryder motioned to approve Hughes Road, Phase 2 certified plat given the following contingencies:

Planning Department Comments:

1. Submit Title Opinion
2. The front setback and side yard setback facing a right-of-way is 25 feet.
3. Signatures
 - 1) Dedication
 - 2) Notary's Acknowledgement

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson

Aye

City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

Phoenix Center, Phase 2

Certified Plat for the consolidation of two lots into one

Location: Southeast corner of Sun Temple Drive and Helios Drive

Applicant: Troy Halliburton, Halliburton Survey and Mapping, LLC

Property Owner: Dr. Sanjay & Kamal Malhotra

Applicant Comments:

Troy Halliburton presented the request.

Staff Comments:

Mr. Blizzard informed the Commission that the subject property is located at the southeast corner of Sun Temple Drive and Helios Drive. The proposed subdivision will consolidate Lots 7 & 8 of Phoenix Subdivision into one 1.48 acre lot that will be identified on the proposed certified plat as Lot 7A. Mr. Blizzard concluded that the plat is in order and that staff recommends approval.

Public Comments:

Tiffany Thompson, 103 Sunset Trail, had concerns with the existing vacant property not being maintained and also with noise concerns of future development of the lot. Mr. Blizzard answered that a screening buffer will be required along the rear property line with any future development.

Commission Comments:

Mr. Potter asked if the existing easement between the two lots was to be vacated. Staff answered yes, the paperwork had been submitted.

Mr. Wesson asked about the B2/S1 buffer requirements. Mr. Blizzard discussed the Landscape Buffer requirements in Section 5-18 and that it must be opaque within 1 year. He added that he is hoping that the applicant will be a good neighbor and use the B2 screening requirements.

Mr. Brooks asked if the city ever plans to complete Sunset Boulevard. Mr. Chynoweth answered yes, they are hoping to in the future, but have no time table on the completion of the project.

Motion:

Mr. Brooks motioned to approve the Certified Plat for Phoenix Center, Phase 2. Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye
Motion Carried	

(PUBLIC HEARING CLOSED)

Site Plans

Sycamore Row

Site Plan for 17,250 square foot shopping center

Request to substitute the required 40 foot landscape buffer for five foot landscape buffer and eight foot high privacy fence

Location: 12181 County Line Road (East side, north of Dock Murphy Drive)

Applicant/Owner: Wes Kendall

Staff Comments:

Mr. Blizzard informed the Commission that the applicant requested that this item be continued to the February meeting, but asked for a discussion regarding the landscape buffer.

Applicant Comments:

Wes Kendall discussed with the Commission his desire to landscape the rear of the property. He stated that he originally proposed Leeland Cyrus to be along the rear of the property, but that Madison Utilities did not want the Leelands because they get too big at the base and they are located on the sewer line. Instead, he proposed planting Arbor Vitaes along the rear that don't get as wide at the base. He stated that he could either do the fence or the landscaping, but he could not do both. He concluded that he feels the landscaping is a much better option for both aesthetics and screening.

Commission Comments:

Mr. Bates agreed that the evergreens would be a much better screening option than the fence.

Mr. Brooks asked if the 5' buffer could be extended any further. Mr. Kendall answered that he could not extend the buffer because he would lose a row of parking if he did so.

Mr. Potter discussed the landscaping buffer of the neighboring properties and stated that it is in poor condition and should be turned over to Code Enforcement.

Mr. Wesson asked if the Arbor Vitaes would be required to be replaced if they were to die. Mr. Blizzard answered yes, they would be required to be replaced.

Mr. Potter discussed ambient noise spilling over property lines and mentioned that fences don't screen sound as well as landscaping.

Councilman Steve Smith asked the Planning Commission for time so that he could talk to with residents of the neighboring property and try to get some sort of consistency among all of the properties fronting County Line Road.

Motion:

Mr. Potter motioned to approve continuation of the Sycamore Row project to the February Regular Meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

New Business

Mr. Wesson proposed moving the March Planning Commission Regular Meeting from March 16, 2017 to March 23, 2017 due to Madison City School's spring break.

Motion:

Mr. Bates motioned to move the March Planning Commission Regular Meeting from March 16, 2017 to March 23, 2017.

Final Vote:

Chairman, Troy Wesson	Aye
City Council Member Seifert	Aye
Mike Potter	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Lewie Bates	Aye
Stephen Brooks	Aye
Tim Cowles	Aye

Motion Carried

Mrs. Broeren mentioned the CAPZO recertification training date has been scheduled for Friday, February 3, 2017 at 8:00 AM. The speaker is coming from Nashville and will be discussing topics of zoning and smart codes.

Mrs. Broeren also informed the Commission that Madison Utilities has resolved the water pressure issue in regards to the Crown Pointe, Phase 8 Project.

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:22 p.m.

Minutes Approved



Troy Wesson, Vice Chairman

ATTEST:



Ross Ivey, Assistant Planner and Recording Secretary